



**£1,150 PCM** Ralph Road | Horfield | Bristol | BS7 9QR

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## Ralph Road | Horfield | Bristol | BS7 9QR

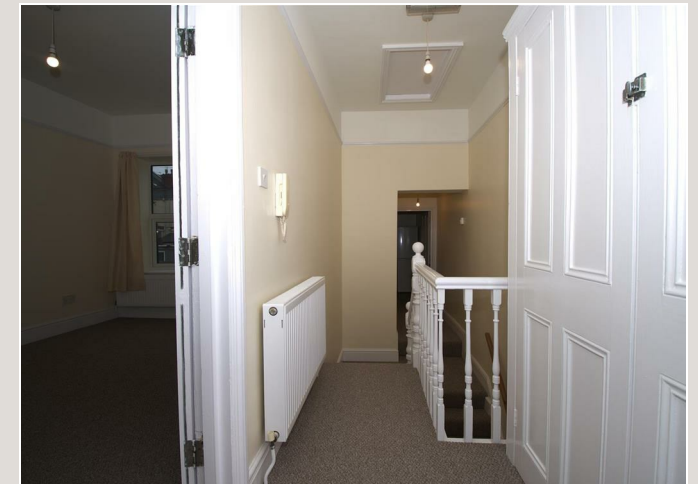
Nestled on Ralph Road in the vibrant area of Horfield, Bristol, this charming one-bedroom flat offers a delightful blend of comfort and modern living. Situated on the first floor of a beautifully converted property, this flat is conveniently located near the popular Gloucester Road, known for its array of amenities and local attractions.


Recently refurbished, the flat boasts internal wall insulation, enhancing its energy efficiency, which is a significant advantage for any prospective tenant. The property has been tastefully redecorated throughout, featuring new flooring that includes plush carpets in the living areas and stylish lino in the bathroom and kitchen. The newly fitted contemporary shower room adds a touch of luxury to the accommodation.

Upon entering, you are welcomed by an entrance hall that includes a handy storage cupboard. The spacious lounge/diner provides an inviting space for relaxation and entertaining, while the double bedroom offers a peaceful retreat. The well-appointed kitchen comes equipped with essential appliances, making it easy to settle in and start enjoying your new home.

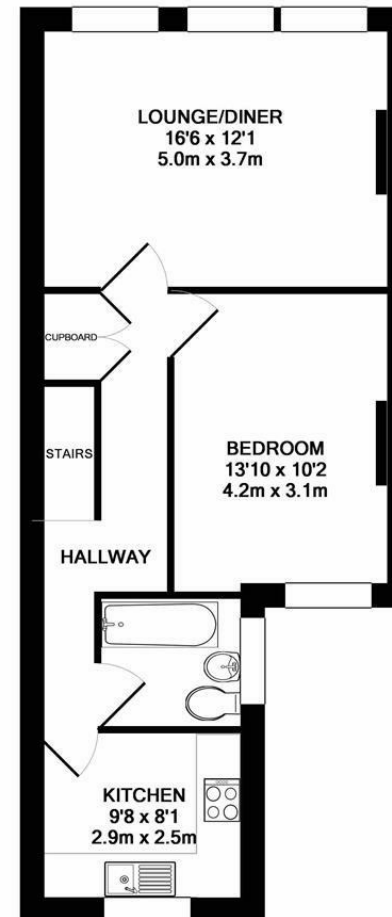
The flat benefits from double glazing and gas central heating, ensuring a warm and comfortable environment throughout the year. This property is ideally suited for a single occupant or a professional couple seeking a stylish and convenient living space in a sought-after location.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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